



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 24, 2018 IMMEDIATELY FOLLOWING THE PUBLIC HEARINGS AT 3:30 PM.

	<u>MOTION</u>
ITEM NO. 1 CALL TO ORDER	
ITEM NO. 2 ADOPTION OF AGENDA	X
ITEM NO. 3 SUBDIVISION APPLICATION(S)	
ITEM No. 3.1. Subdivision TT 18-0-003 - Eureka Subdivision	X
ITEM NO. 4 CLOSE OF MEETING	X

Subdivision Authority Request for Decision

Meeting Date: September 24, 2018

Subject: Subdivision TT 18-0-003 - Eureka Subdivision

Recommendation:

That the Subdivision Authority approves Subdivision Application TT 18-0-003 Block X, Plan 7819AQ within S.E. ¼ Sec. 8, Twp. 10, Rge. 16, W4M with the following conditions:

1. That approval shall apply to tentative subdivision plan within SE ¼ Sec. 8, Twp. 10, Rge. 16 W4M, surveyor file number 8715-009T
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement,
3. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power and other utilities as required,
4. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office,
5. The developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.

Background:

Administration submitted an application for a subdivision north of 69th Avenue to subdivide a 5 acre lot from the remainder for a potential land sale.

The subdivision was circulated to landowners within 100 m² as well as advertising in the newspaper for two weeks prior to taking it forward to Municipal Planning Commission (MPC).

MPC made a motion recommending that the Subdivision Authority approve Subdivision Application TT 18-0-003 Block X, Plan 7819AQ within S.E. ¼ Sec. 8, Twp. 10, Rge. 16, W4M, with the above noted conditions.

Legislation / Authority:

Bylaw 10-2018 Part 3(17)(b)

Strategic Plan Alignment:

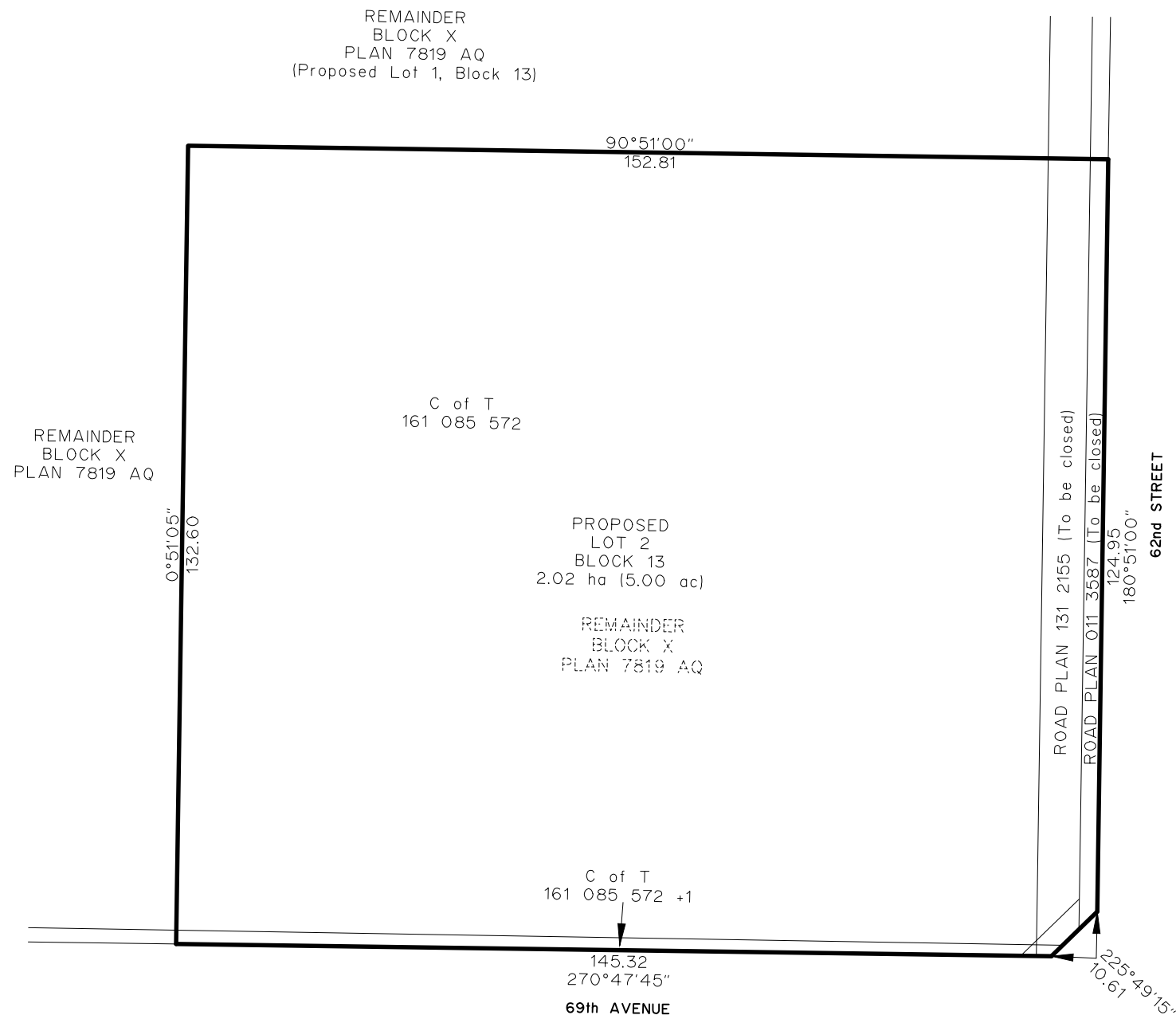
Develop Community & Promote Growth: Develop new economic initiatives.



Financial Implication:	Costs associated with legal survey and registration costs.
Service Level / Staff Resource Implication:	Administration's time is required to process the subdivision application, advertise and circulate to neighbors.
Justification:	The subdivision would allow for a land sale.
Alternative(s):	<p>That the Subdivision Authority could approve Subdivision Application TT 18-0-003 Block X, Plan 7819AQ within the S.E. ¼ Sec. 8, Twp. 10, Rge. 16 W4M with amendments to the conditions.</p> <p>That the Subdivision Authority does not approve Subdivision Application TT 18-0-003 Block X, Plan 7819AQ within the S.E. ¼ Sec. 8, Twp. 10, Rge. 16 W4M with reasons.</p>

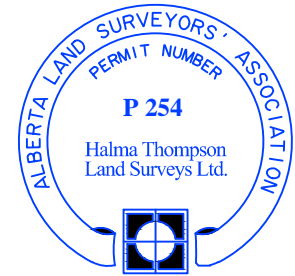
Attachment(s):	<p>Subdivision Plan</p> <p>Subdivision Application</p>
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APPROVALS:	
Originated By:	Phyllis Monks
Chief Administrative Officer (CAO) or Designate:	



SUBDIVISION AUTHORITY

THE TOWN OF TABER



SURVEYOR: MICHAEL A. THOMPSON, ALS

FILE:

CLIENT:

TOWN OF TABER
4900 A 50 STREET
TABER, AB
T1G 1T1

DESCRIPTION OF PROPERTY:

CIVIC ADDRESS: 69th Avenue
C of T 161 085 572, 161 085 572 +1
REGISTERED OWNERS: TOWN OF TABER

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

O	2018-07-24	ORIGINAL SUBMISSION	D.L.	M.T.
ISSUE	DATE	REVISION	CAD	CHK

TOWN OF TABER

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION
OF PART OF
BLOCK X, PLAN 7819 AQ
(SE 1/4 SEC 8-10-16-4)

**TOWN OF TABER
ALBERTA**

SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY

SCALE 1:1000

<p>HALMA THOMPSON LAND SURVEYS LTD.</p>	200-410 Stafford Drive S Lethbridge AB, T1J 2L2 Phone (403) 381-1320 Fax (403) 381-1366	JOB 8715-009
		DRAWING 8715-009T



Application for Subdivision Approval

Planning and Economic Development

A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new *Certificate of Title*. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
 - Application fee
 - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)
 - Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

Applicant:	Name: Town of Taber		
	Address: A-4900 50th Street		
	Town: Taber	Postal Code: T1G 1T1	
	Phone Res: 403-223-5500	Phone Cell:	
	Email: phyllis.monks@taber.ca		
	Business License#:		
	Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Registered Owner: (if different from applicant)	Name: Same as above		
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
	Email:		
Legal Description of Land to be Subdivided:	All/Part of the <u>SE</u> $\frac{1}{4}$ of Section <u>8</u> Township <u>10</u> Range <u>16</u> W4M		
	Being all/part of: Lot/Unit _____ Block <u>x</u> Plan <u>7819AQ</u>		
	Municipal Address (if applicable):		
Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>Taber</u>		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <u>Highway 36</u>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Use of Land to be Subdivided:	Total Number of lots to be created: <u>2</u>	Size of Lot(s) or range:	<u>5 acres</u>
	Describe the existing use of the land:	<u>Vacant Land</u>	
	Describe the proposed use of the land:	<u>Property line adjustment</u>	
	Current land use designation:	<u>Medium Industrial District</u>	
	Proposed land use designation:	<u>Medium Industrial District</u>	
Characteristics of the Land to be Subdivided	Describe any existing buildings:	<u>None</u>	
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain:

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	Flat
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	Grass
Type of soil (sand, loam, clay, etc.):	Unknown
Describe the manner of providing water and sewage services:	Town

I (we), Town of Taber (Phyllis Monks, Planning Director) hereby certify that I am (we are)
Print full name(s)

- the registered owner(s)
- authorized to act on behalf of the registered owner(s)

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signed: *P. Monks* Date: *Aug 17/18*
Applicant

Signed: _____ Date: _____
Registered Owner (if different than applicant)

Signed: _____ Date: _____
Development Officer

To be completed by the registered owner(s):

Right of Entry:

I, _____, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed: _____ Date: _____
Registered Owner